

Courtesy Of Brice J Laidler Of Black Sheep Realty

## \$525,000 - 833 116a Street, Edmonton

MLS® #E4419871

**\$525,000**

3 Bedroom, 2.00 Bathroom, 1,176 sqft  
Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

Beautifully maintained 3-bedroom blevel in Twin Brooks! With nearly 1,200 sqft on the main floor plus a huge partially finished basement, this home offers tons of potential. A spacious front entrance leads to an updated kitchen with professionally refinished cabinetry and stainless steel appliances. The adjoining dinette opens to a renovated deck and landscaped backyard. The primary suite features double closets and a 4-piece ensuite. Downstairs, the open-concept family/recreation room is already professionally developed, featuring a corner gas fireplace and a versatile den/office space—ideal for a home office, gym, or future bedroom! With some finishing touches, this basement could become an incredible second living area or the perfect space for guests. Prime location near Anthony Henday, shopping, and the future 111 St LRT line, plus just minutes from Century Park Transit Centre & South Edmonton Common.

Built in 1995

### Essential Information

MLS® #	E4419871
Price	\$525,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,176
Acres	0.00
Year Built	1995
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	833 116a Street
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 6Z8

### **Amenities**

Amenities	Ceiling 10 ft., Deck
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed January 31st, 2025

Days on Market 42

Zoning Zone 16

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